

IN RE: PETITION FOR VARIANCE
NE/S E. Kingston Park Lane,
165' SE of Left Way
(146 E. Kingston Park Lane)
15th Election District
5th Councilmanic District
Michael W. DeRuggiero, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-441-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owners of the subject property, Michael W. and Katherine C. DeRuggiero. The Petitioners request relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 4.5 feet each in lieu of the minimum required 10 feet, and a rear yard setback of 10 feet in lieu of the minimum required 30 feet for an undersized lot pursuant to Section 304 of the B.C.Z.R. as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition was Michael W. DeRuggiero, property owner. There were no Protestants.

Testimony indicated that the subject property, known as 146 E. Kingston Park Lane, consists of .13 acres, more or less, zoned D.R. 5.5 and is improved with a one-story frame dwelling. Said property is located within the Chesapeake Bay Critical Areas on Dark Head Creek. The Petitioners are desirous of razing the existing dwelling and constructing a more modern two-story dwelling in accordance with that depicted in Petitioner's Exhibit 3, an elevation drawing of the proposed dwelling. Testimony indicated that the present dwelling was once a shore home which has existed on the property since the mid 1940s and has since been converted by the Petitioners for year round use as their principal dwelling. Further testimony

indicated that the subject property does not meet current zoning requirements as to minimum lot size and width. Mr. DeRuggiero testified that the proposed dwelling will be better suited to the Petitioners and will be in keeping with the character and nature of the surrounding community. In support of his request, Mr. DeRuggiero submitted as Petitioner's Exhibit 2 several photographs of the homes on surrounding properties as well as a photograph of his present home marked as No. 146. I find that the proposed dwelling will be compatible with other homes existing in the neighborhood and will be an asset to the surrounding community.

As noted above, this property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with Critical Areas Legislation. Accordingly, the Petitioners must submit a findings plan to the Department of Environmental Protection and Resource Management (DEPRM) for review and approval prior to the issuance of any permits. The relief granted herein shall be conditioned upon Petitioner's compliance with any recommendations made by DEPRM upon completion of their review.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

- 2 -

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of July, 1993 that the Petition for Variance requesting relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 4.5 feet each in lieu of the minimum required 10 feet, and a rear yard setback of 10 feet in lieu of the minimum required 30 feet for a dwelling reconstruction on an undersized lot, pursuant to Section 304 of the B.C.Z.R., in

- 3 -

accordance with Petitioner's Exhibits 1 and 3, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Compliance with any recommendations made by DEPRM upon completion of their review of this proposal. Prior to the issuance of any permits, Petitioners shall submit a findings plan for review and approval by DEPRM.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

July 16, 1993

(410) 887-4386

Mr. & Mrs. Michael W. DeRuggiero
146 E. Kingston Park Lane
Baltimore, Maryland 21220-4945

RE: PETITION FOR VARIANCE
NE/S East Kingston Park Lane, 165' SE of Left Way
(146 E. Kingston Park Lane)
15th Election District - 5th Councilmanic District
Michael W. DeRuggiero, et ux - Petitioners
Case No. 93-441-A

Dear Mr. & Mrs. DeRuggiero:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21404

DEPRM

People's Counsel

File



Petition for Variance

93-441-A
to the Zoning Commissioner of Baltimore County

for the property located at 146 E. Kingston Park Lane
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
To allow side yard setbacks of 4.5 feet, in lieu of the required 10 feet, and a rear yard of 10 feet, in lieu of the required 30 feet; To determine compatibility for an undersized lot per Section 304 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
To rebuild owner occupied, permanent residence to a width of 30 feet from the current width of 22 feet. Original dwelling was a summer cottage with three additions, which is no longer suitable for our family. The width of the property necessitates variances to site a normal home.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

Type or Print Name

Signature

Address

City State Zipcode

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this petition.)

Legal Owner(s)

Katherine C. DeRuggiero
Type or Print Name

Michael W. DeRuggiero
Signature

Michael W. DeRuggiero
Type or Print Name

Michael W. DeRuggiero
Signature

146 E. Kingston Park Lane
Address

Baltimore, MD 21220-4945
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City State Zipcode

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

By following date: 1 PM Meeting Time Monthly

ALL OTHER

REVIEWED BY: TMK DATE: 6-11-93

Zoning Description 93-441-A

ZONING DESCRIPTION FOR: 146 E. Kingston Park Lane, Baltimore County, Maryland 21220-4945, as recorded in Deed Liber 9402, Folio 450:

BEGINNING for the same at a point in the centerline of a 15 foot road, as now laid out, distant North 58 degrees 32 minutes East 15.75 feet from the end of the South 58 degrees 32 minutes East 351.12 feet line of the Land described in a Deed dated June 11, 1954 from The Gralan Company to James King & Sons, Inc. and recorded among the Land Records of Baltimore County, in Liber G.L.B. No. 2496 folio 269; running thence binding on the center of and South 40 degrees 14 minutes East 15.75 feet North 45 degrees 19 minutes East 23.0 feet, thence to the waters of Dark Head Creek, thence Northwesterly 47 feet, more or less, binding on Dark Head Creek, thence South 41 degrees 37 minutes East 138 feet, more or less, to the point of beginning. Being known as No. 146 East Kingston Park Lane.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1324 Date of Posting: 6/28/93

Posted for: Variance

Petitioner: Katherine C. & Michael W. DeRuggiero

Location of property: 146 E. Kingston Park Lane, 165' SE of Left Way

Location of Sign: Along the Side of the Property

Remarks:

Posted by: Michael W. DeRuggiero Date of return: 6/28/93

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/24/93

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/24/93

THE JEFFERSONIAN,

S. Zeke Oliver
Publisher

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-0180
Number: 449

93-441-A

Mr. Michael W. DeRuggiero
146 E. Kingston Park Lane
Baltimore, MD 21220-4945

#101 P-5 Van 150"
#080 1 SIGN 335"
TOTAL 855"

03A03M0017M1CHRC
88 C002:28FMD-11-93

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-441-A (Item 449)
146 East Kingston Park Lane
NE/S East Kingston Park Lane, 165' SE of Left Way
15th Election District - 5th Councilmanic
Petitioner(s): Katherine C. DeRuggiero and Michael W. DeRuggiero
HEARING: MONDAY, JULY 12, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse.

Variance to allow side yard setbacks of 4.5 feet, in lieu of the required 10 feet, and a rear yard of 10 feet, in lieu of the required 30 feet; and to determine compatibility for an undersized lot.

Arnold Jablon
Arnold Jablon
Director

cc: Katherine and Michael DeRuggiero

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

TO: PIVOTARY PUBLISHING COMPANY
6/24/93 Item - Jeffersonian

Please forward billing to:
Michael and Katherine DeRuggiero
146 East Kingston Park Lane
Baltimore, Maryland 21220
(410) 687-5067

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-441-A (Item 449)
146 East Kingston Park Lane
NE/S East Kingston Park Lane, 165' SE of Left Way
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Variance to allow side yard setbacks of 4.5 feet, in lieu of the required 10 feet, and a rear yard of 10 feet, in lieu of the required 30 feet; and to determine compatibility for an undersized lot.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

JUNE 25, 1993

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 93-441-A
LEGAL OWNER: MICHAEL and KATHERINE DeRUGGIERO
LOCATION: 146 EAST KINGSTON PARK LANE

HEARING OF THE ABOVE MATTER WILL TAKE PLACE AS FOLLOWS:

MONDAY, JULY 12, 1993 at 2:00 a.m.

IN THE BALTIMORE COUNTY OLD COURTHOUSE, ROOM 118, 400 WASHINGTON AVENUE, TOWSON, MARYLAND 21204.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

cc: Michael and Katherine DeRuggiero

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

July 2, 1993

Mr. & Mrs. Michael W. DeRuggiero
146 E. Kingston Park Lane
Baltimore, MD 21220-4945

RE: Item No. 449, Case No. 93-441-A
Petitioner: Michael W. DeRuggiero, et ux
Petition for Variance

Dear Mr. & Mrs. DeRuggiero:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on June 11, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: 449 (JRA)

6-17-93

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____
383-7555 Baltimore Metro - 505-0451 D.C. Metro - 1-800-485-0082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21202-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: July 1, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 449, 451, 452, 463, 464, 465, 466, 469 and 472.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*
Division Chief: *Carol L. Kern*
PK/JL:lw

449.ZAC/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
Date: June 28, 1993

FROM: Captain Jerry Pfeifer, Fire Dept.

SUBJECT: June 28, 1993 Meeting

Revised #138- Building shall be in compliance with the 1991 Life Safety Code.

#441 - No comments

#442 - Standpipes in accordance with NFPA 303 are required where a hose lay from fire apparatus to the end of a pier exceeds 150'.

#443 - No comments

#444 - No comments

#445 - Building shall comply with the 1991 Life Safety Code and shall be equipped with smoke detectors in accordance with State Law.

#446 - No comments

#447 - No comments

#448 - No comments

#449 - No comments

6/13/93 HC

CPS-008

7/14/93 6362-93
8 HK

93-441-A

The subject property is located at 146 E. Kingston Park Lane. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT PROPOSAL

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area that accommodate growth, also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" <COMAR 14.15.10.01.0>.

REGULATIONS AND FINDINGS

- Finding:** No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site. Therefore, no dredging, filling, or construction shall occur in any tidal or non-tidal wetland for this project, and this regulation has been met.

- Policy:** "Redevelopment - if less than a 100 foot buffer exists, the buffer is established from the limit of existing permitted disturbance to the shoreline." <Baltimore County Department of Environmental Protection and Resource Management Policy Manual>

3. Regulation: "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" <Baltimore County Code, Section 26-543(e)(1)>.

Policy: "If permitted development on a property currently exceeds the 25% impervious surface limit, that percentage may be maintained during redevelopment of the property" <Baltimore County Department of Environmental Protection and Resource Management Policy Manual>.

Finding: The current impervious surface equals 2,401 square feet or 42% of the lot. This includes all building structures, paved and crusher run driveways and parking pads, swimming pools, or any other impervious surfaces. The proposed redevelopment will keep the impervious surfaces the same, 2,400 square feet or 42% of the lot, and is in compliance with the above regulation.

4. Regulation: "Infiltration of stormwater shall be maximized throughout the site, rather than directing flow to single discharge points" <Baltimore County Code, Section 26-453(h)(2)>.

Finding: Stormwater runoff shall be directed from impervious surfaces associated with this plan, to pervious areas, to encourage maximum infiltration. Rooftop runoff shall be directed through downspouts and into a seepage pit or drywell, to encourage maximum infiltration (see attached information). These measures will ensure that the requirements of this regulation are met.

5. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%" <COMAR 14.15.02.04 C.(5)(e)>.

Finding: The following plant material shall be selected from the enclosed list and planted in addition to existing vegetation to provide a 15% forested cover.

Small tree list: 2 items - ball and burlap
or 2 gallon container size

Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-3980.

JJD:KDK:tmm

Enclosures

cc: Michael and Katherine DeRuggiero

KINGSTON/WQCBCA

ENTRY OF APPEARANCE

RECEIVED
JUN 29 1993

I HEREBY CERTIFY that on this 29th day of June, 1993,
copy of the foregoing Entry of Appearance was mailed to Katherine C.
Ruggiero and Michael W. DeRuggiero, 146 E. Kingston Park Lane, Baltimore,
21220-4945, Petitioners.

Peter Max Zimmerman

PETITIONER(S) SIGN-IN SHEET

| NAME | ADDRESS |
|-----------------------|-----------------------------|
| MICHAEL W. DERUGGIELO | 146 E. Kingston PK 1A 21220 |

[illegible]

PETITIONER'S

134
93-441-A

A dark, high-contrast, black and white photograph of a textured surface, possibly a book cover or endpaper. The image shows vertical lines and a rough, aged appearance, with some lighter areas suggesting wear or damage. The overall tone is very dark, with some highlights that define the texture.

July 8, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilsner *SLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #449 - 93-441-A
DeRuggiero Property, 146 E. Kingston Park Lane
Zoning Advisory Committee Meeting of June 21, 1993

RE
ZONING

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area regulations. The applicant may contact the Environmental Impact Review Section at 887-3980 for details.

JLP/KK/jbm

DERUGGIE/TXTSBP

449



93-441-A



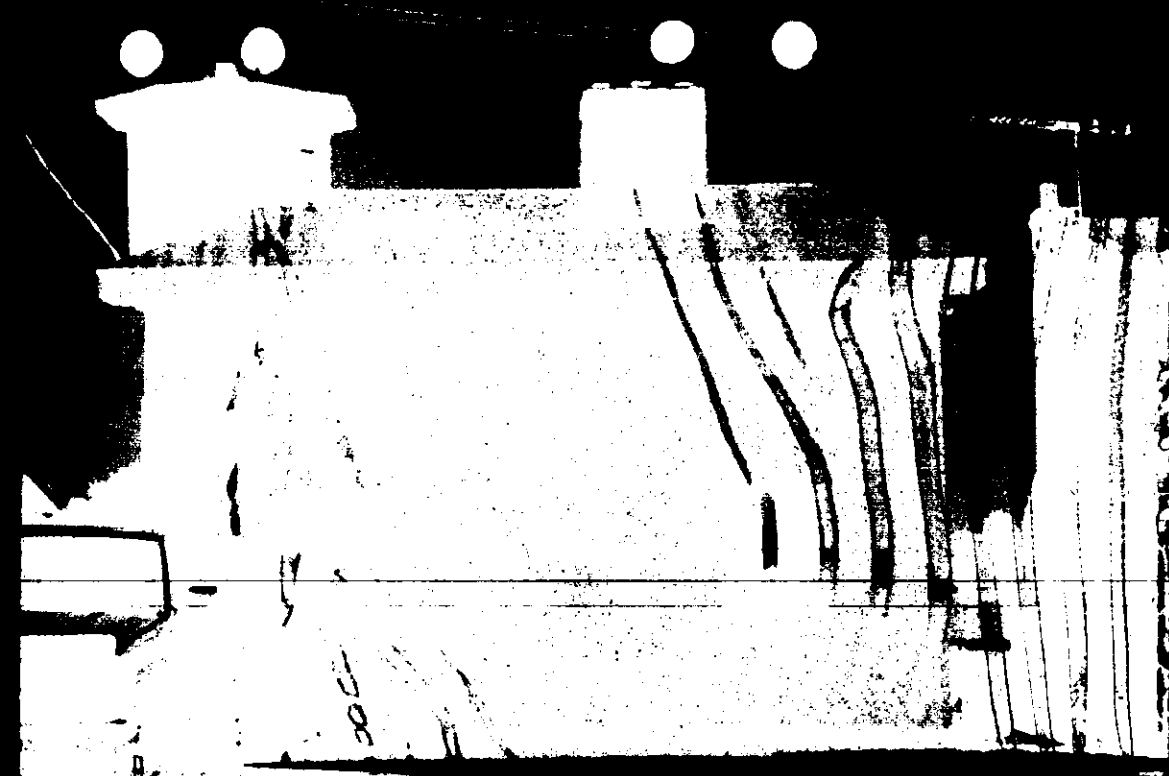
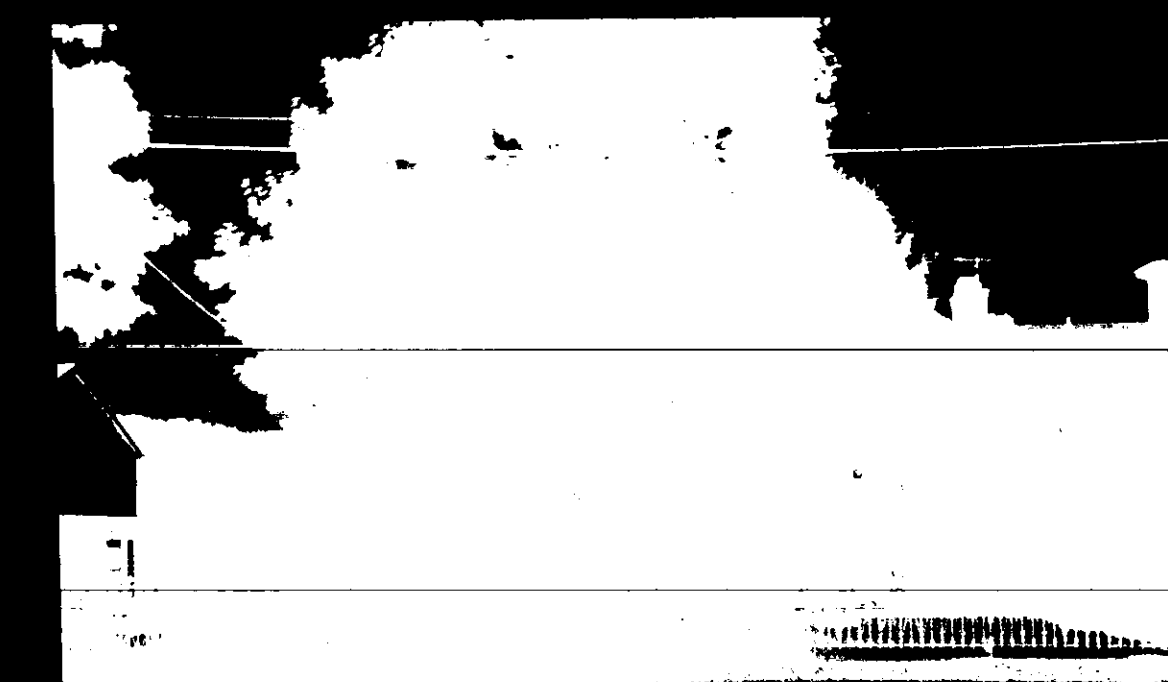
93-441-A



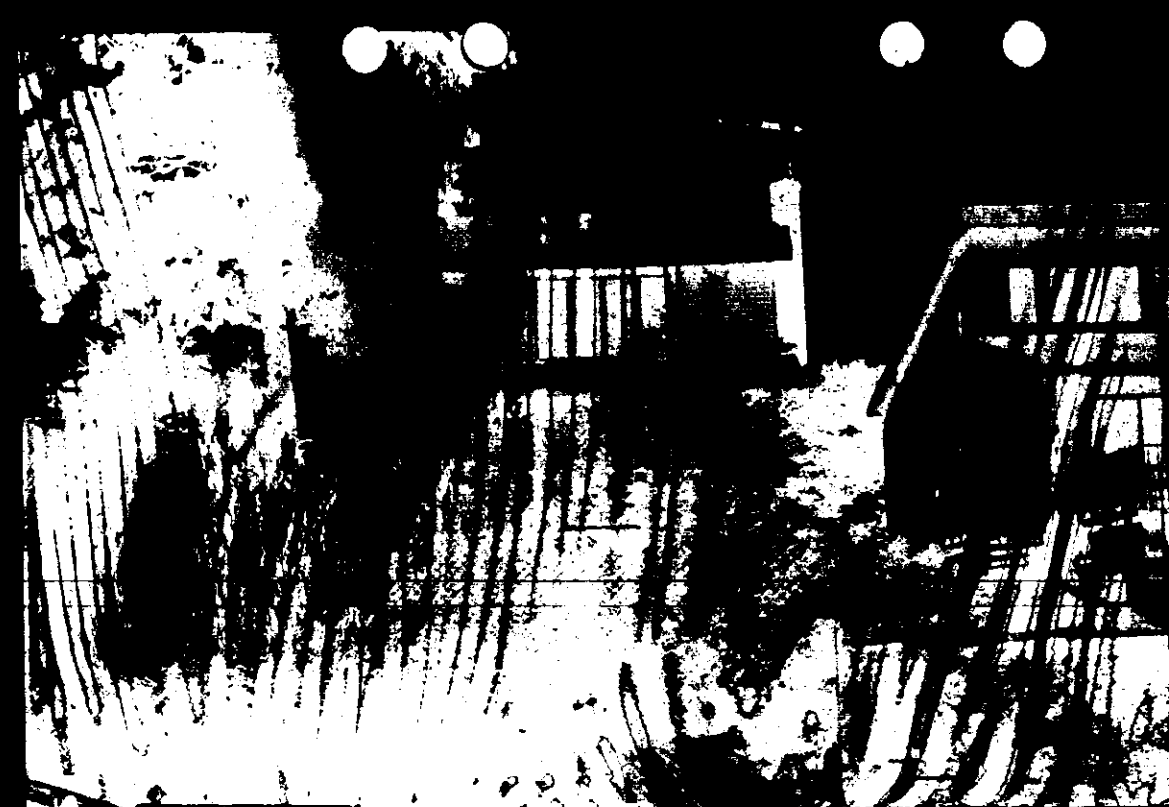
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93-441-A



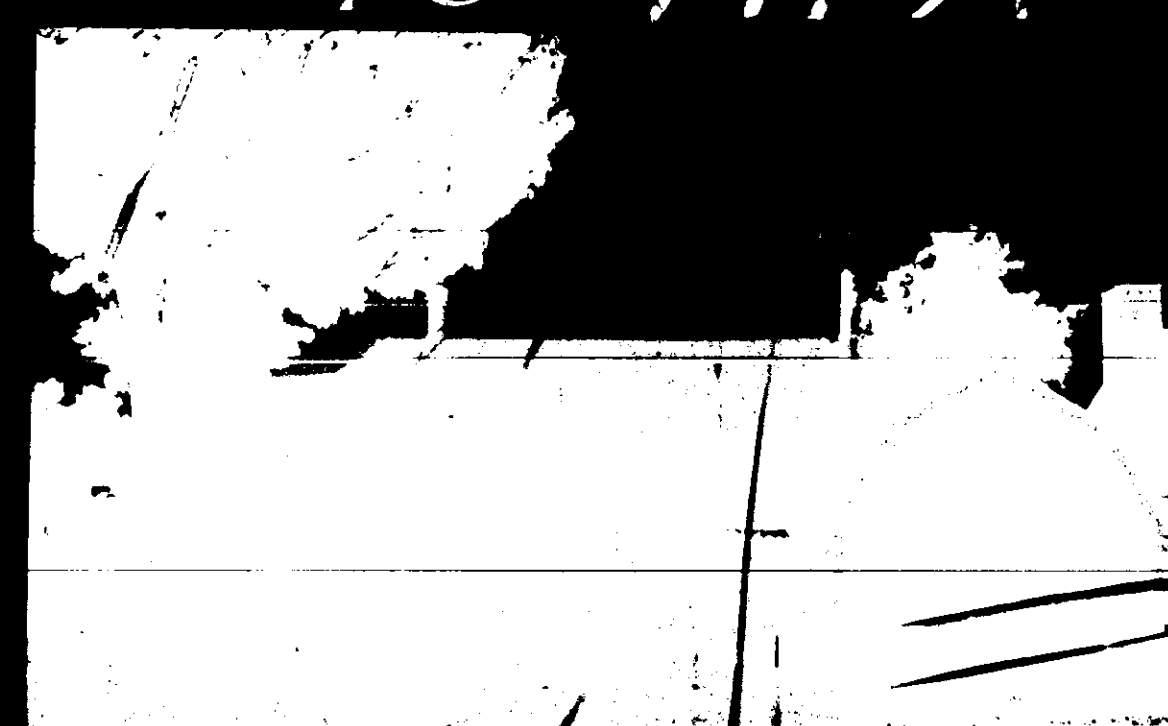
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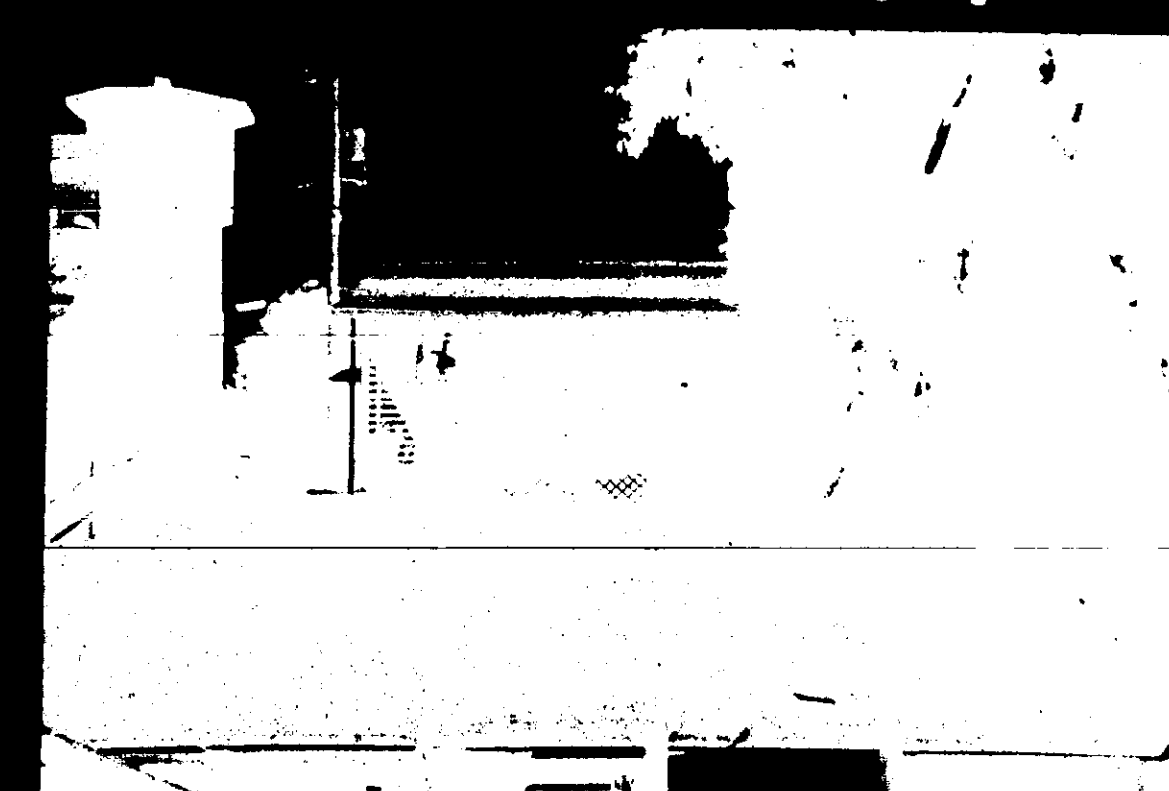
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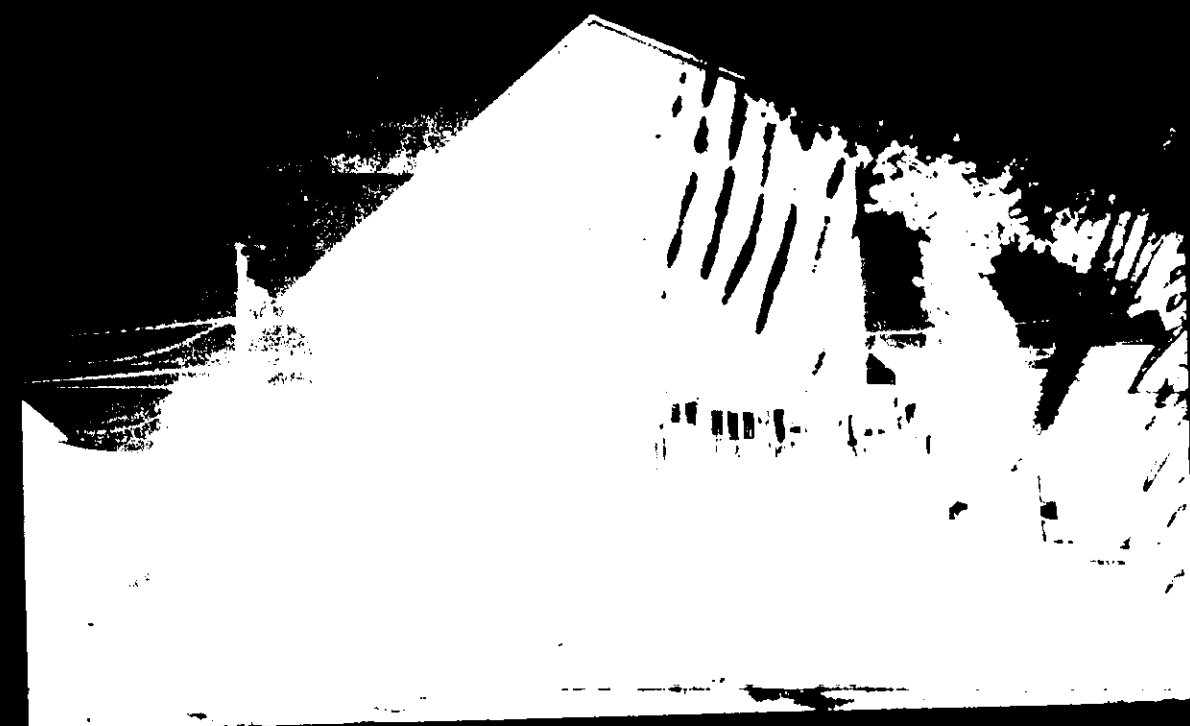
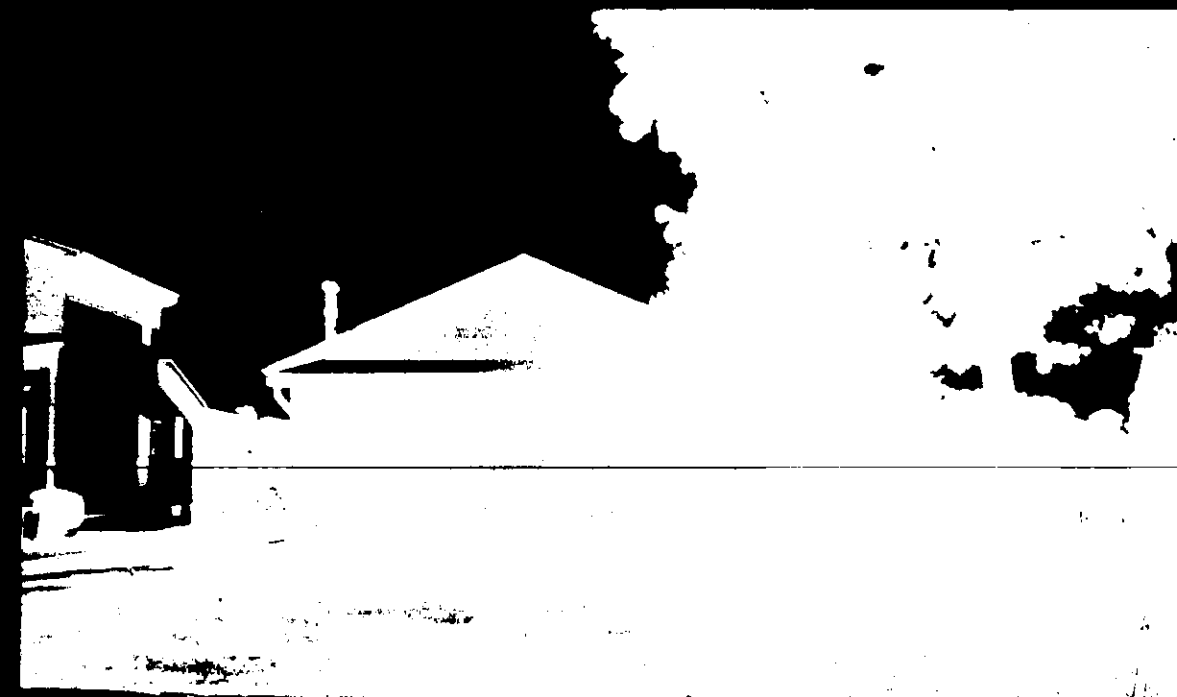


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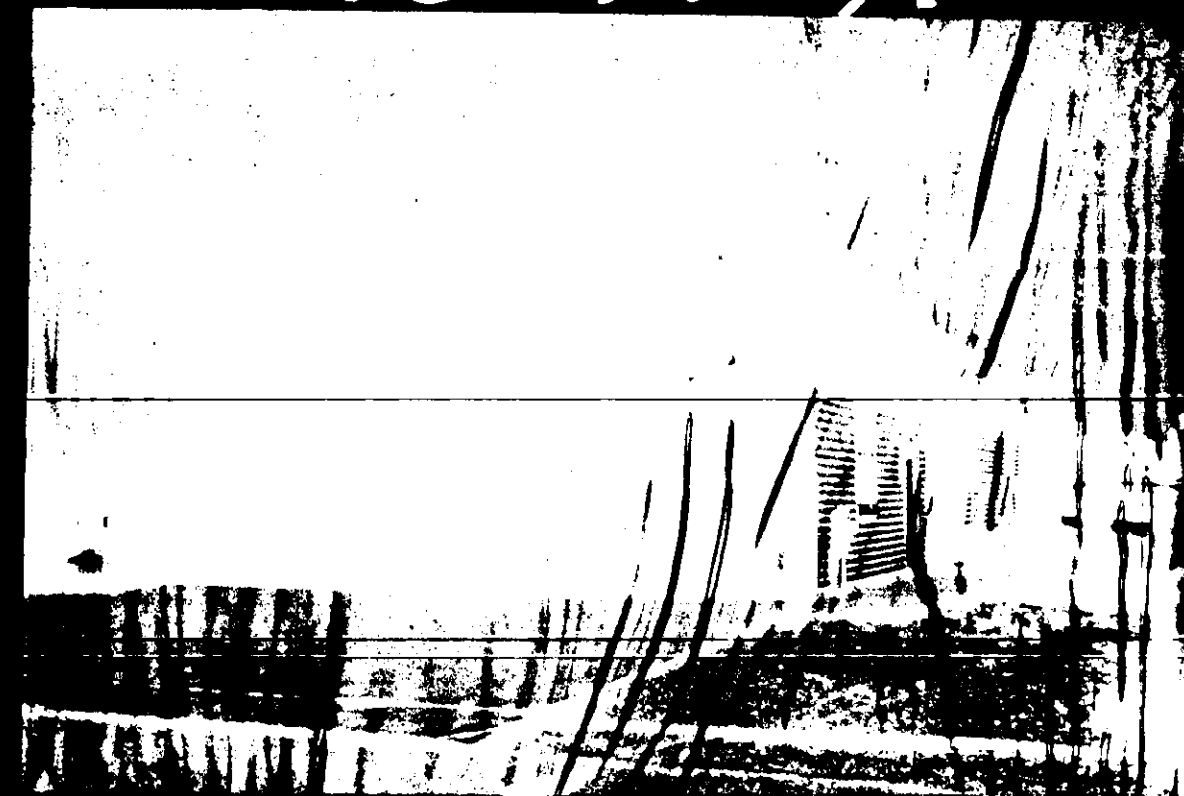




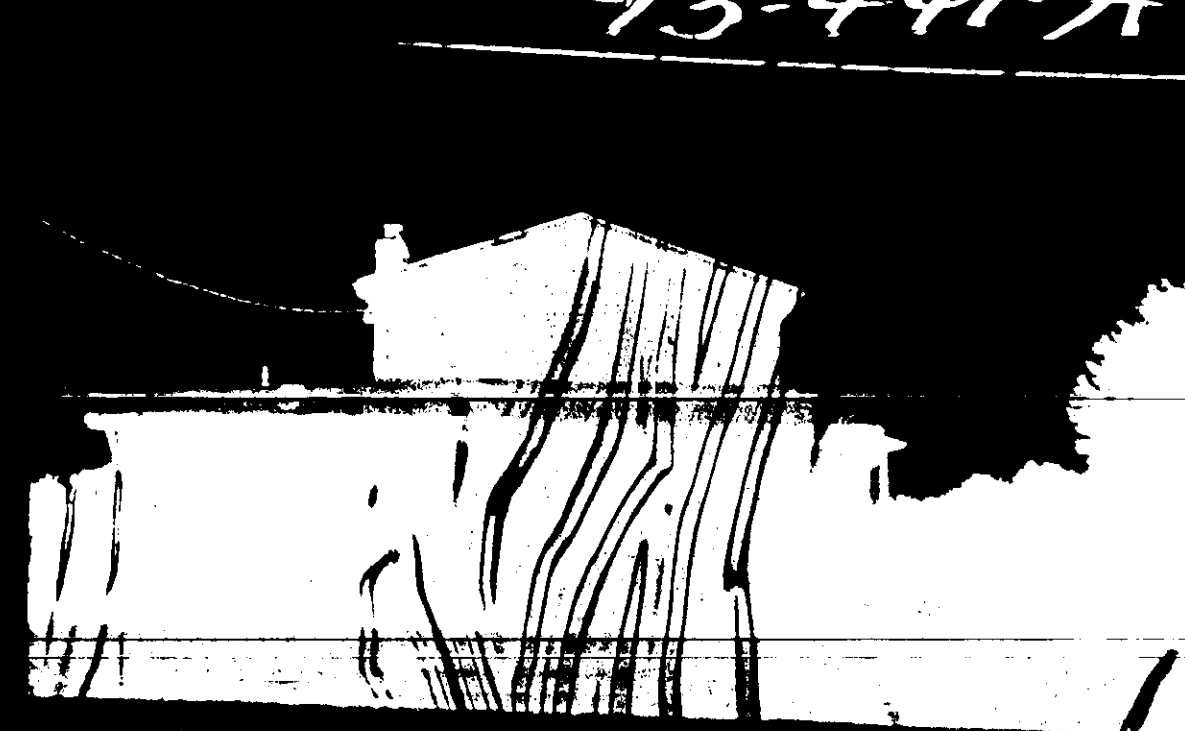
93-441-A



93-441-A



93-441-A



Breathtaking Views — Inside and Out

No. 91224
The luxury of a whirl tub and a private balcony in your own fireplace master suite should be enough to convince you that this is your dream house. But this three bedroom gem is loaded with convenience features, too. Notice the placement of the island kitchen between formal and informal dining rooms. You'll appreciate the handy garage entry when your arms are loaded with groceries. And, with a powder room on the first floor and a wet bar steps away, visiting guests won't have to go too far from the comfort of the roaring fire in your spacious living room.

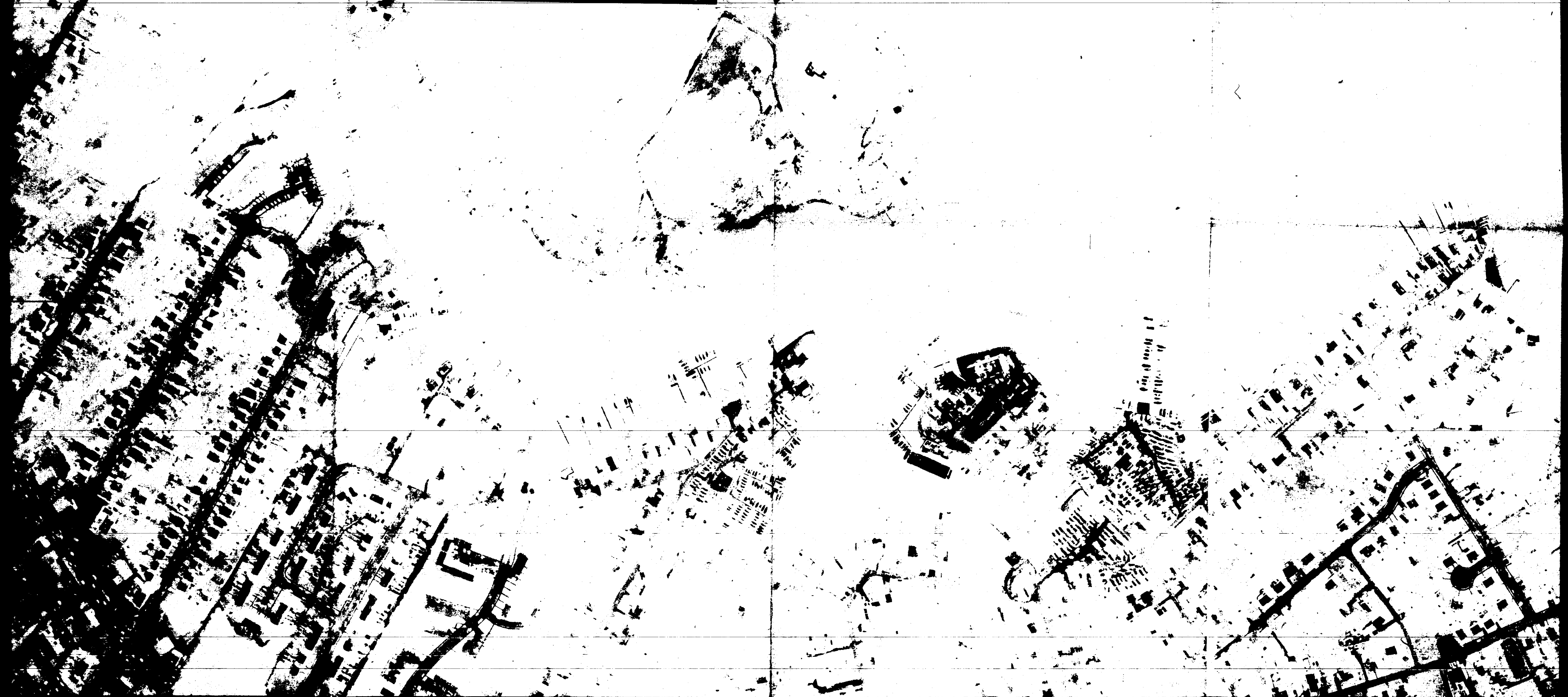
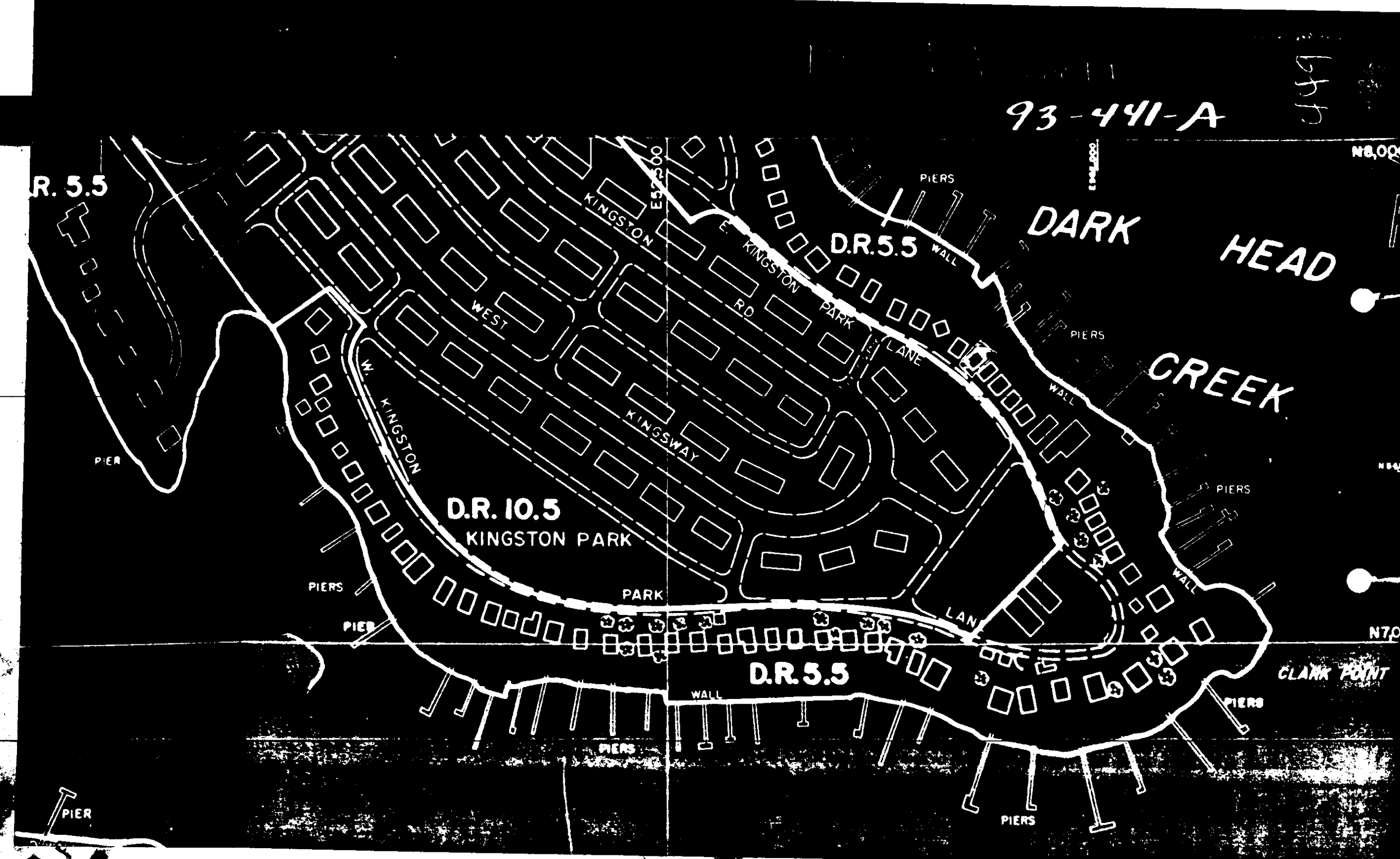
First floor — 997 sq. ft.
Second floor — 1,059 sq. ft.
Garage — 506 sq. ft.

EXTERIOR'S



No materials list available

93-441-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200'

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

MIDDLE RIVER

N 1